THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3926
Parcel ID: 053-02-0-055.00

Property Address:
104 Newport Drive, Nashville, TN 37138

Karen Johnson Davidson County
Batch# 928225 DEEDWARR
10/12/2022 09:43:29 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20221012-0111764

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Robert Bass
107 Everbright Ave
Franklin TN 37064

Address of New Owner:
Robert Bass
107 Everbright Ave
Franklin TN 37064

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **DAVID E. HAMILTON, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ROBERT BASS**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Fairway View, of record in Book 2900, Page 41, Register's Office for Davidson County, to which reference is made for a more particular description.

Being the same property conveyed to DAVID E. HAMILTON, a single person by Deed dated February 18, 1976 from ADMINISTRATOR OF VETERANS' AFFAIRS, recorded February 25, 1976, in Book 4999, Page 972, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 104 Newport Drive, Nashville, TN 37138.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 2900, page 41, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 2965, page 41, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30th day of Sept, 2022.

David E Hamilton
by Lois E Scheyer
DAVID E. HAMILTON by LOIS E. SCHEYER, his Attorney-In-Fact, of record in Book _____, Page _____, RODC, TN.

↳ 20221012-0111763

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 30 day of Sept., 2022, before me personally appeared LOIS E. SCHEYER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DAVID E. HAMILTON, and who acknowledged that she executed the same as the free act and deed of DAVID E. HAMILTON.

WITNESS my hand and official seal this 30 day of September, 2022.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $250,000.00.

Robert Bass
Affiant

SWORN TO and subscribed before me on this 7 day of October, 2022.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-4-23